



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

October 1, 2007

TO: Dennis Slavin, Hearing Officer

FROM: Josh Huntington, AICP JSH
Land Divisions Section

SUBJECT: **1431 Dunswell Avenue, Hacienda Heights
Tentative Parcel Map 063841**

The applicant, Relissa Kim, has applied to create one (1) multi-family lot with four (4) detached condominiums on a 0.81 gross acre site. The subject property currently contains two houses and a detached garage that are to be removed as part of this project.

On September 26, 2007, Land Divisions Staff was notified of several alleged unresolved violations of Title 22 of the Los Angeles County Code (Zoning Ordinance) on the subject property. These violations include:

1. Commercial vehicles are parked on the premises;
2. An un-permitted home based business (landscaping) is being conducted on the premises;
3. Inoperable vehicles are maintained on the premises;
4. Items classified as junk and salvage material are maintained on the premises; and
5. An un-permitted structure (horse stable) is being maintained within the required side yard setback area.

Land Divisions Staff recommends that this case be taken off calendar and the hearing postponed until such a time as all of these alleged violations are resolved.

C: Applicant

SMT:jsh